036.0	0001	0010.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	591,000	/	591,000
USE VALUE:	591,000	/	591,000
ASSESSED:	591,000	/	591,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		GORDON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALVAREZ STEVEN/LANA
Owner 2:	
Owner 3:	
Street 1:	6 GORDON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YOON SANG H & CHRISTINA M -
Owner 2:	-
Street 1:	6 GORDON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1300 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6050.000	205,600	400	385,000	591,000
Total Card	0.139	205,600	400	385,000	591,000
Total Parcel	0.139	205,600	400	385,000	591,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 454.62 | /Parcel: 454.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

24869

GIS Ref

GIS Ref

Insp Date

11/01/18

!2932!

PREVIOUS ASSESSMENT

Parcel ID 036.0-0001-0010.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	205,600	400	6,050.	385,000	591,000		Year end	12/23/2021
2021	101	FV	198,600	400	6,050.	385,000	584,000		Year End Roll	12/10/2020
2020	101	FV	198,600	400	6,050.	385,000	584,000	584,000	Year End Roll	12/18/2019
2019	101	FV	178,300	400	6,050.	348,900	527,600	527,600	Year End Roll	1/3/2019
2018	101	FV	178,300	400	6,050.	330,800	509,500	509,500	Year End Roll	12/20/2017
2017	101	FV	178,300	400	6,050.	288,700	467,400	467,400	Year End Roll	1/3/2017
2016	101	FV	178,300	400	6,050.	246,600	425,300	425,300	Year End	1/4/2016
2015	101	FV	177,400	500	6,050.	228,600	406,500	406,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:17:18

LAST REV

Date	Time
10/03/19	17:01:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2932

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YOON SANG H & C	41057-356		9/30/2003		377,500	No	No		
BAKER JANICE MA	27408-527		6/23/1997		180,900	No	No		Y

USER DEFINED

Prior Id # 1:	24869
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2016	566	Re-Roof	13,817					REROOF
1/17/2002	30	Redo Kit	42,198	C				REMODEL KIT/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
4/23/2009	Measured	163	PATRIOT
2/14/2004	MLS	HC	Helen Chinal
3/23/2000	Measured	197	PATRIOT
2/28/2000	Measured	197	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6050		Sq. Ft.	Site		0	64.	0.99	3									384,962						385,000	

Total AC/HA:	0.13889	Total SF/SM:	6050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	384,962	Spl Credit		Total:	385,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	134.652
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	279406
Depreciation:	73763
Depreciated Total:	205643

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

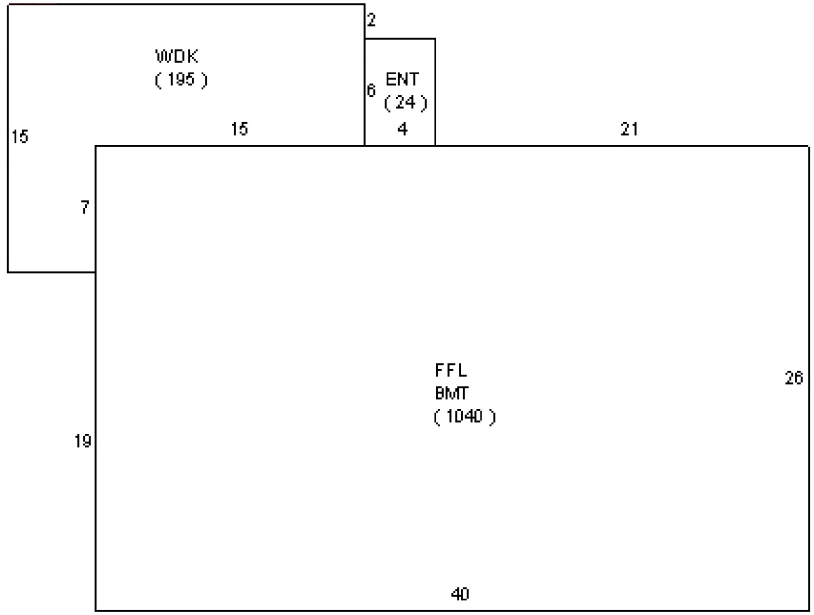
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.65
Special Features:	0	Val/Su Net:	89.43
Final Total:	205600	Val/Su SzAd	197.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,040	48.630	50,571
FFL	First Floor	1,040	134.650	140,038
WDK	Deck	195	11.100	2,164
ENT	ENTRY	24	26.330	632

Net Sketched Area:	2,299			Total:	193,405
Size Ad	1040	Gross Area	2299	FinArea	1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 036.0-0001-0010.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	A	AV	1970	4.93	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400